

HoldenCopley

PREPARE TO BE MOVED

Crowthorne Gardens, Rise Park, Nottinghamshire NG5 5AQ

Guide Price £310,000

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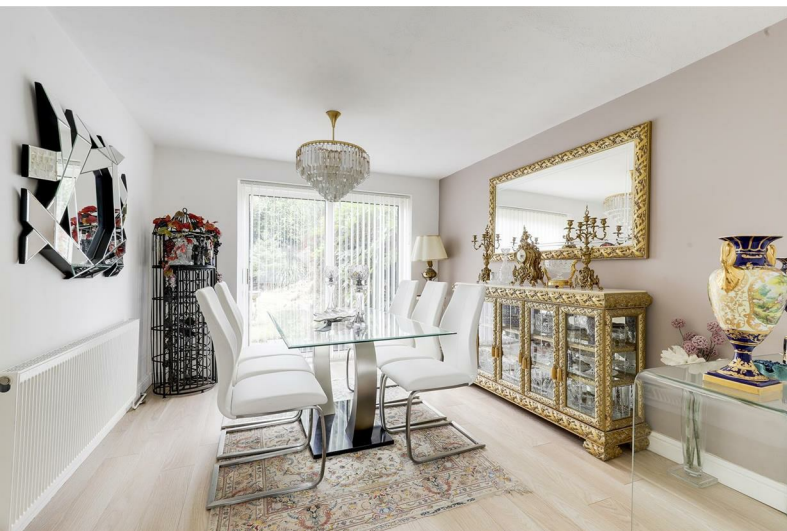


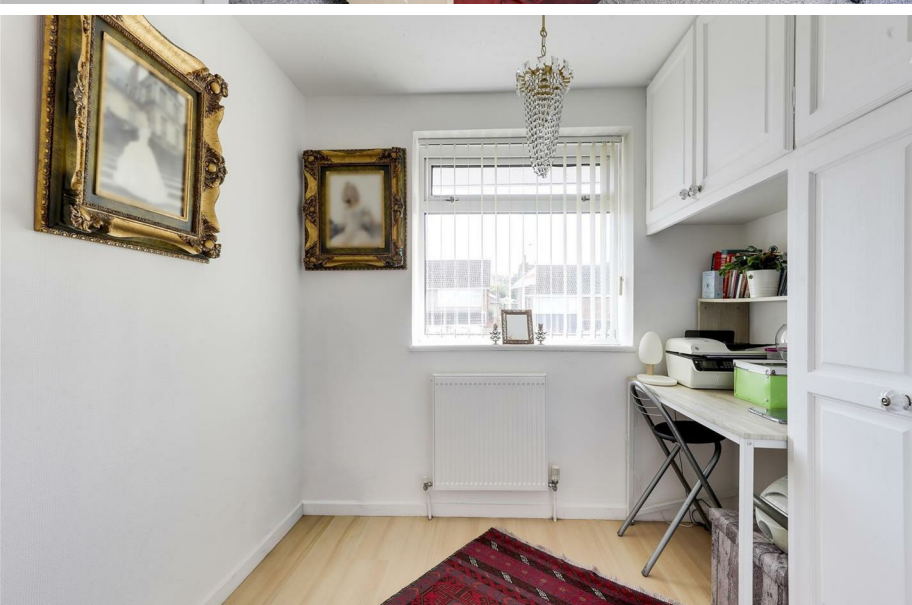
GUIDE PRICE £310,000 - £330,000

DETACHED FAMILY HOME...

This well-presented three-bedroom detached home offers spacious and versatile accommodation throughout, making it an ideal purchase for a range of buyers—particularly families or professional couples seeking a home close to excellent local amenities. Situated in a well-connected location, the property enjoys easy access to a range of local shops, great schools, excellent transport links, and Bestwood Country Park. To the ground floor, the accommodation comprises a porch, an entrance hall, a W/C, a bright and spacious living room open to the dining area, and a contemporary fitted kitchen complete with integrated appliances and two sets of French doors opening out to the garden. There's also a separate study, ideal for home working or additional reception space. Upstairs, the first floor hosts three well-proportioned bedrooms, including a master bedroom with en-suite, a three-piece family bathroom featuring a jacuzzi bath, and access to a boarded loft offering additional storage potential. Outside, the property benefits from a double-width block-paved driveway providing off-road parking. To the rear, a private and enclosed garden features a paved patio seating area with garden awning, a well-maintained lawn, and a summer house.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Modern Fitted Kitchen-Diner
- Three Reception Rooms
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Double Driveway
- Private Enclosed Rear Garden
- Well-Connected Location
- Must Be Viewed





GROUND FLOOR

Porch

8'4" x 3'3" (2.55 x 1.00)

The porch has UPVC double-glazed windows to the front and side elevation, tiled flooring, recessed spotlights and a single UPVC door providing access into the accommodation.

Hallway

16'7" x 6'2" (5.08 x 1.89)

The hallway has laminate flooring, carpeted flooring and a radiator.

W/C

4'11" x 2'8" (1.50 x 0.83)

This space has a low level flush W/C, a vanity style wash basin, laminate flooring, tiled walls and a UPVC double-glazed obscure stained-glass internal window.

Living Room

12'7" x 12'3" (3.85 x 3.75)

The living room has a UPVC double-glazed window to the front elevation, laminate flooring, a radiator and open access into the dining room.

Dining Room

12'4" x 12'4" (3.78 x 3.77)

The dining room has laminate flooring, a radiator and UPVC sliding patio doors providing access out to the garden.

Kitchen

15'7" x 14'10" (4.75 x 4.54)

The kitchen has a range of fitted gloss base and wall units with worktops and a breakfast bar, an integrated oven, fridge-freezer, washing machine and dishwasher, a hob with an extractor hood, laminate flooring, a radiator, a built-in cupboard, recessed spotlights and two sets of UPVC double French doors providing access out to the garden.

Study

14'8" x 6'3" (4.49 x 1.91)

The study has a UPVC double-glazed window to the front elevation, laminate flooring, a radiator, recessed spotlights and a built-in cupboard.

FIRST FLOOR

Landing

9'2" x 8'10" (2.80 x 2.70)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a built-in cupboard, access into the boarded loft and provides access to the first floor accommodation.

Master Bedroom

12'11" x 8'9" (3.95 x 2.67)

The main bedroom has a UPVC double-glazed window to the front elevation, laminate flooring, a radiator, a fitted floor to ceiling sliding door wardrobe and access into the en-suite.

En-Suite

5'2" x 3'9" (1.59 x 1.15)

The en-suite has a fitted shower enclosure with an electric shower, laminate flooring and tiled walls.

Bedroom Two

9'11" x 9'10" (3.03 x 3.01)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a built-in wardrobe with over the head cupboards.

Bedroom Three

8'9" x 7'8" (2.68 x 2.36)

The third bedroom has a UPVC double-glazed window to the front elevation, laminate flooring, a radiator and built-in wardrobes and over the head cupboards.

Bathroom

8'8" x 5'5" (2.66 x 1.66)

The bathroom has a low level flush W/C, a pedestal wash basin, a corner fitted jacuzzi bath with a seat, hand-held shower and a mains-fed shower, tiled flooring and walls, a chrome heated towel rail and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a block paved double driveway.

Rear

To the rear is a private garden with a paved patio seating area with a garden awning, a lawn, mature shrubs and trees and a summer house.

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach, Virgin Media, CityFibre
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - High risk for surface water / very low for rivers & sea
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

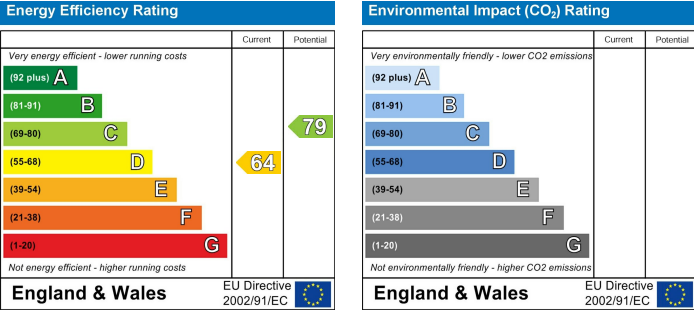
Council Tax Band Rating - Council - Band C
This information was obtained through the directgov website, HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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